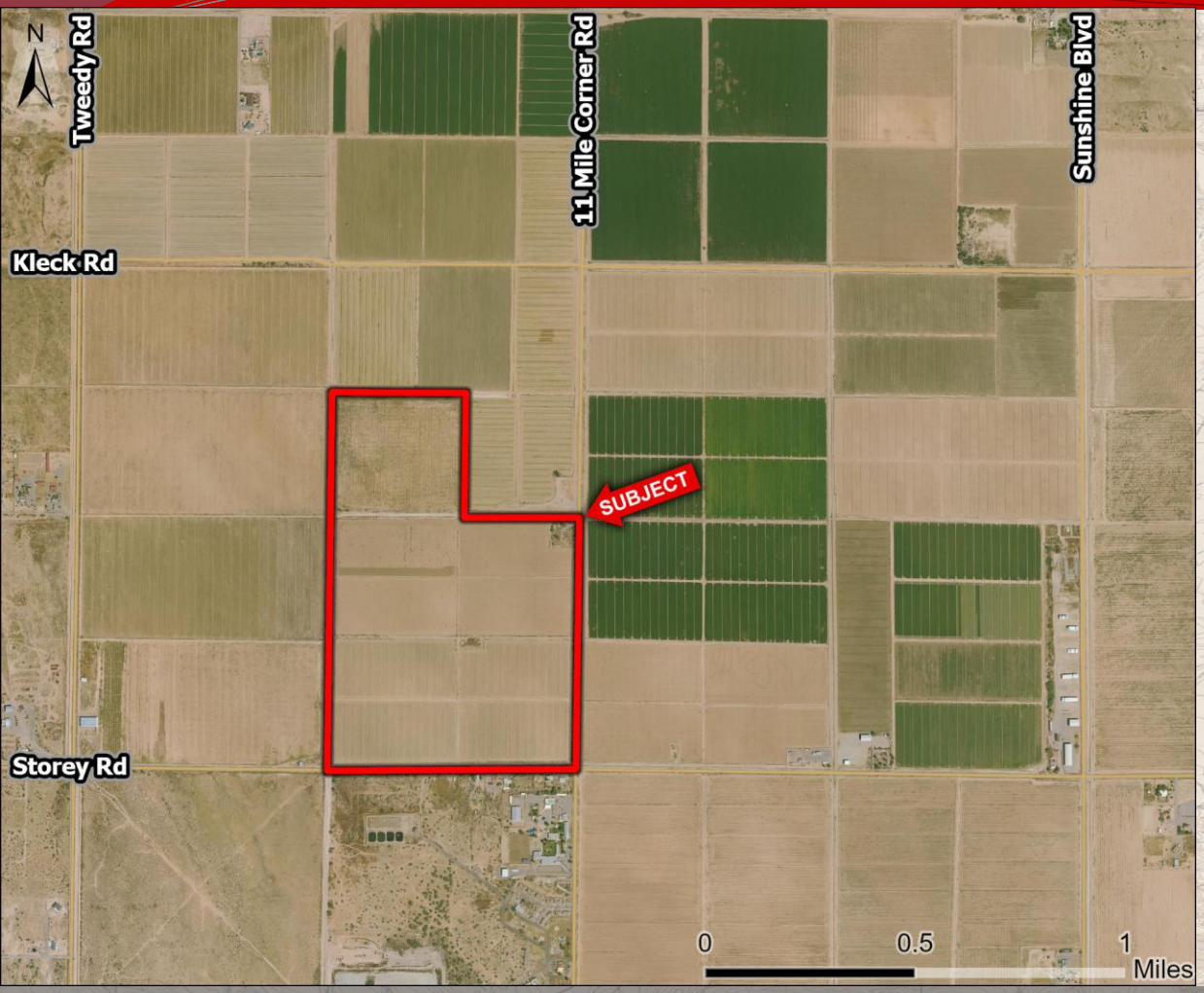
Insight Land & Investments

+/- 200 Acres - Available Farm Land

City of Coolidge, AZ



- ***Location***: NWC 11 Mile Corner Rd & Storey Rd, Coolidge Arizona
- ***APN:*** 401-01-034A, 36
- ***Zoning***: AG – Agricultural-City of Coolidge
- ***General Plan:*** Urban Neighborhood
- ***Size***: +/- 200 Acres
- ***Price:*** $11,000/ac or $2,200,000
- ***Comments***: Excellent farm located at the NWC of 11 Mile Corner Road & Storey Road. Eleven Mile Corner and Storey Roads are both paved. Located in the San Carlos Irrigation District. Seller will entertain all offers. Excellent investment or 1031 exchange.

EXCLUSIVELY LISTED

Insight Land & Investments
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Scottsdale, Arizona 85250
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www.insightland.com

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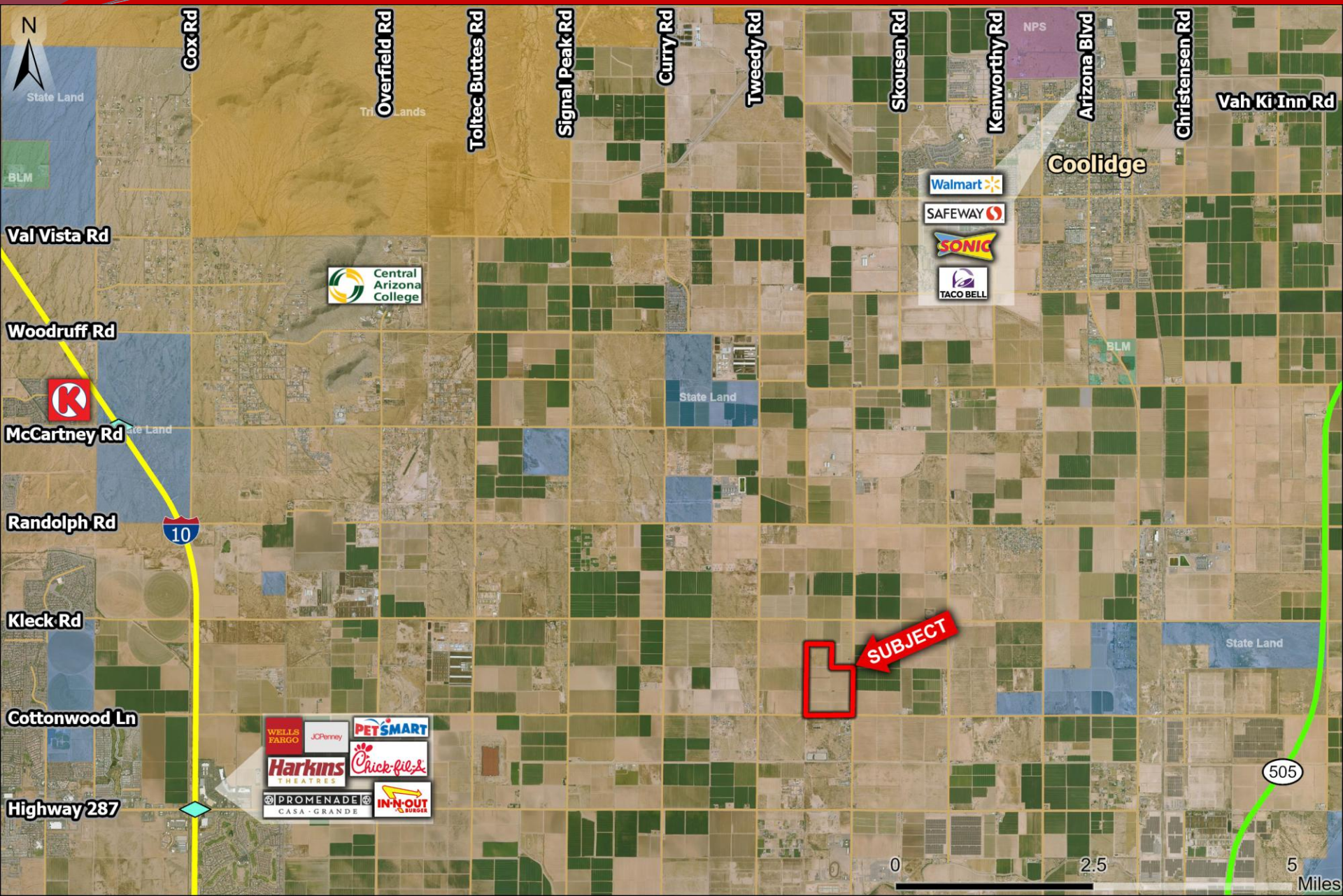
Area Map



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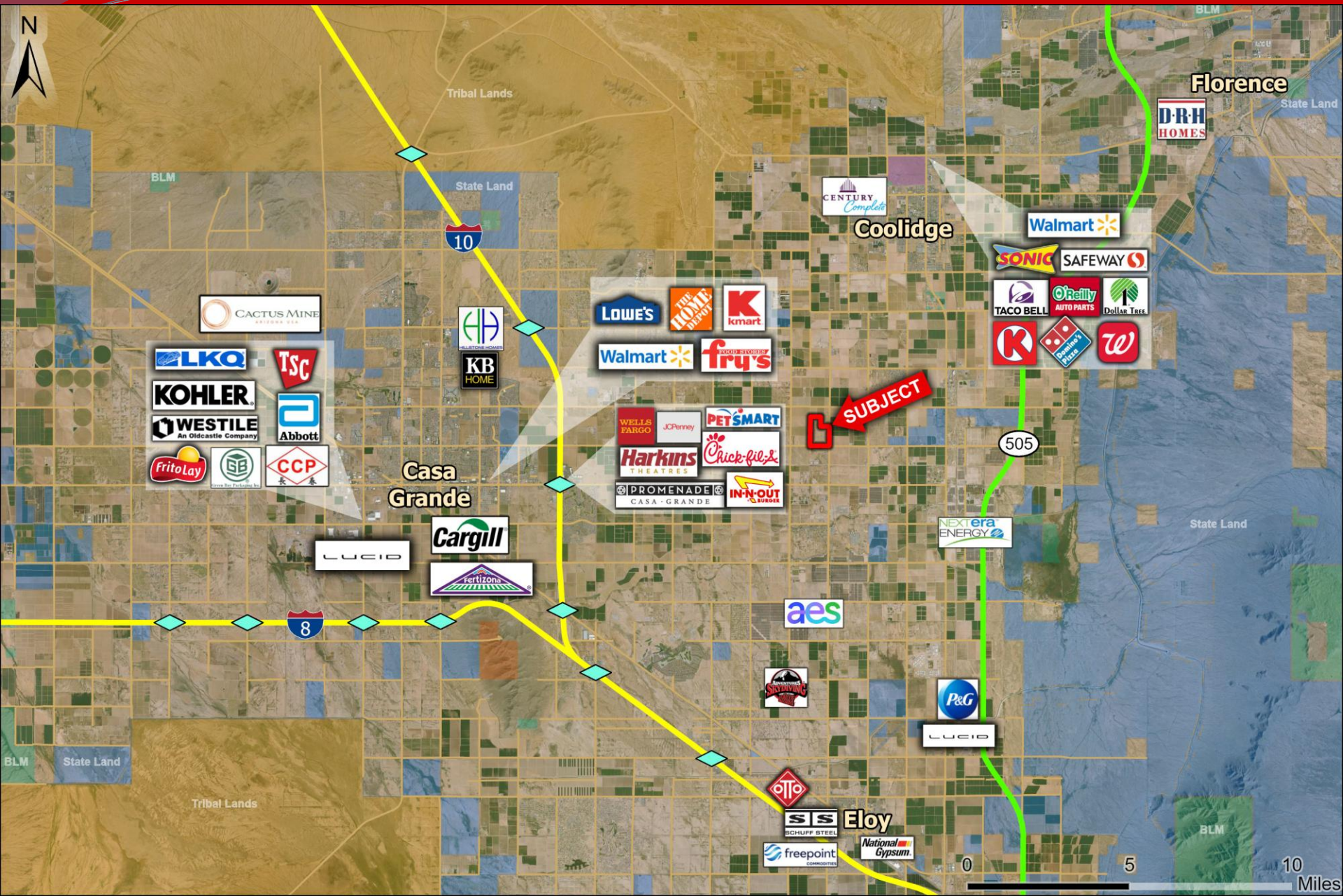
Aerial Map



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Newly Announced & Expanding Employers

Pinal County, Arizona

Newly Announced & Expanding Companies	Total Capital Investment	Total Job Count	Jurisdiction
LG Energy Solution	$5,500,000,000	2800	Queen Creek
Copia Tech Campus	$3,000,000,000	200	Maricopa
SRP Marigold Energy	$2,200,000,000	45	Maricopa
LUCID Motors	$1,900,000,000	6120	Casa Grande
Copia Griffin Energy	$1,500,000,000	50	Maricopa
Ivanhoe Electric	$1,118,000,000	3000	Casa Grande
Hudbay Minerals	$977,000,000	900	Casa Grande
eCube Aero Solutions	$500,000,000	75	Coolidge
KANTO-PPC Inc.	$500,000,000	200	Casa Grande
Proctor and Gamble	$500,000,000	500	Coolidge
Chang Chun PetroChem	$400,000,000	209	Casa Grande
Freepoint Commodities	$400,000,000	120	Eloy
Kohler Co.	$376,000,000	500	Casa Grande
National Gypsum	$250,000,000	100	Eloy
Florence Copper	$232,000,000	274	Florence
Air Products	$100,000,000	75	Casa Grande
Jing He Science Inc.	$100,000,000	57	Casa Grande
Sunlit Chemical	$100,000,000	300	Casa Grande
Osterkamp	$100,000,000	30	Eloy
NRS Logistics	$90,000,000	90	Casa Grande
FrameTec	$80,000,000	300	Casa Grande
Chlorum Solutions	$70,000,000	50	Casa Grande
Sun Life Medical Center	$67,000,000	200	Casa Grande
Solvay Chemical	$60,000,000	30	Casa Grande
TopCo Scientific	$50,000,000	150	Casa Grande
Southwark Metals	$29,000,000	16	Casa Grande
Cirba Solutions	$25,000,000	110	Eloy
Clark Pacific	$20,000,000	250	Coolidge
Waste Management	$20,000,000	30	Casa Grande
Exceptional HC	$18,000,000	50	Eloy
Green Bay Packaging	$16,500,000	120	Casa Grande
Custom Truck OneSource	$15,000,000	100	Casa Grande
Kingdom Way Group	$15,000,000	250	Casa Grande
LCY Chemical Corp.	$15,000,000	50	Casa Grande
Vext Science	$15,000,000	25	Eloy
Chemical Strategies	$14,000,000	50	Casa Grande
Engineered Foam Packing	$12,000,000	200	Casa Grande
Freeberg Industrial Fab	$12,000,000	200	Eloy
Stinger (Expansion)	$10,000,000	100	Coolidge
Owens Corning	$9,000,000	50	Eloy
BHI Trucking	$5,000,000	25	Eloy
Wright Asphalt	$1,300,000	20	Casa Grande
Totals	**$20.42B**	**18021**	**Pinal Co.**

Holland Farm Information

Gross Acres: 200 Acres
Cropland Acres: 160 Acres

Farm Lease:
Expiration: 12/31/2026
Rate: $52,937.50/Year or
$125/Per Cropland Acre

Grandfathered Water Rights:
Certificate #: 58 - 100495.0003 – 192.3 Acres
Water Duty: 4.5 Acre Feet Per Year

Well:

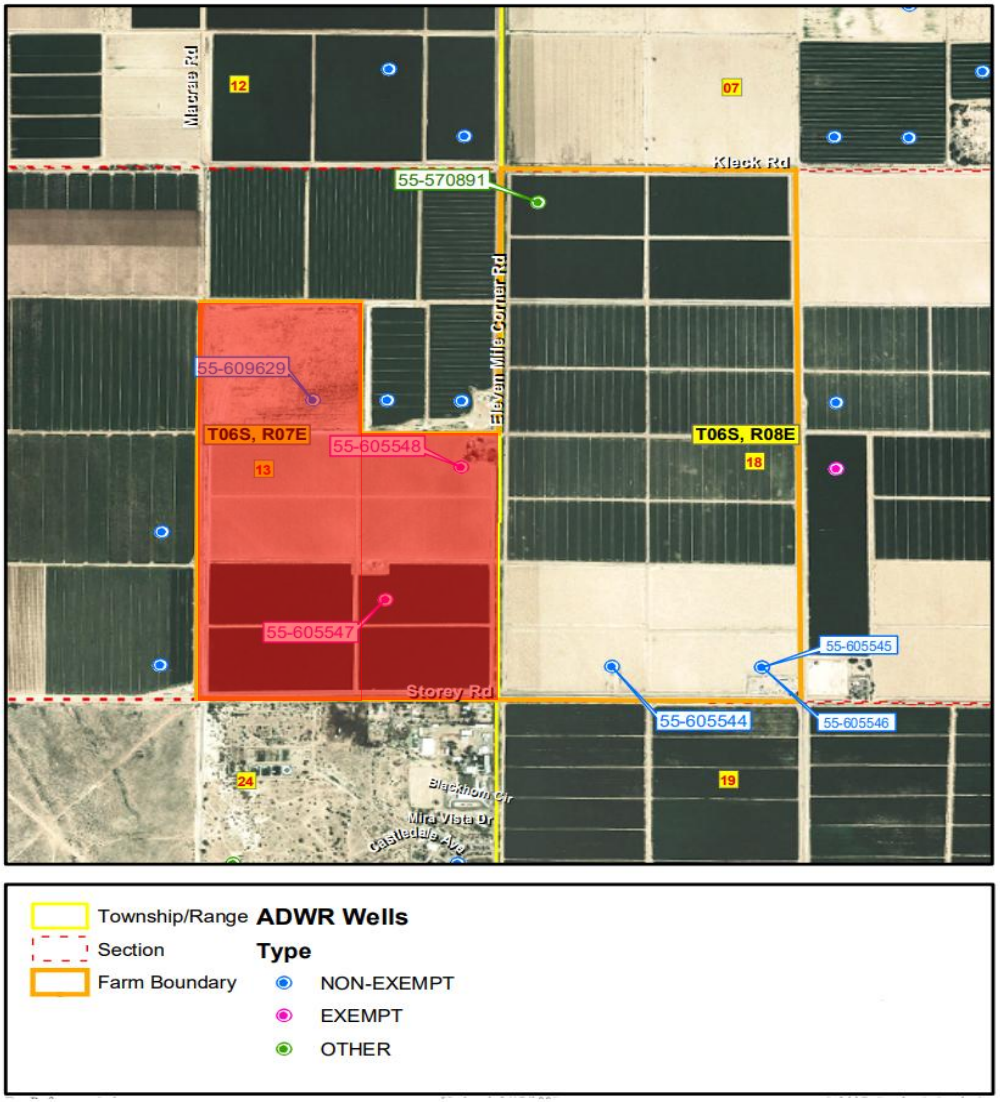
- 55-605547
- 55-605548

Irrigation District:

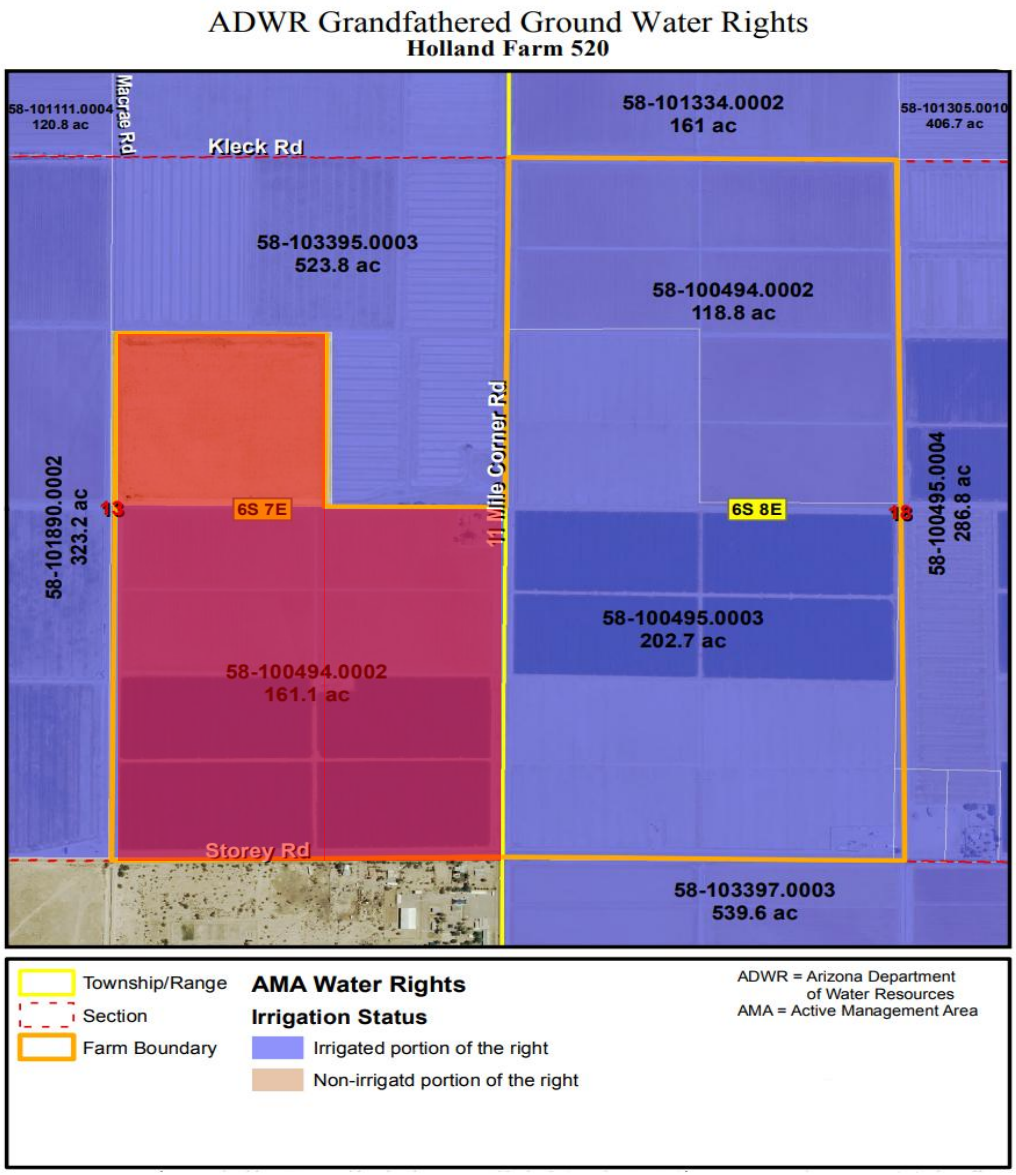
- 200 Acres: San Carlos Irrigation and Drainage District

ADWR Well Map

ADWR Wells
Holland Farm 520



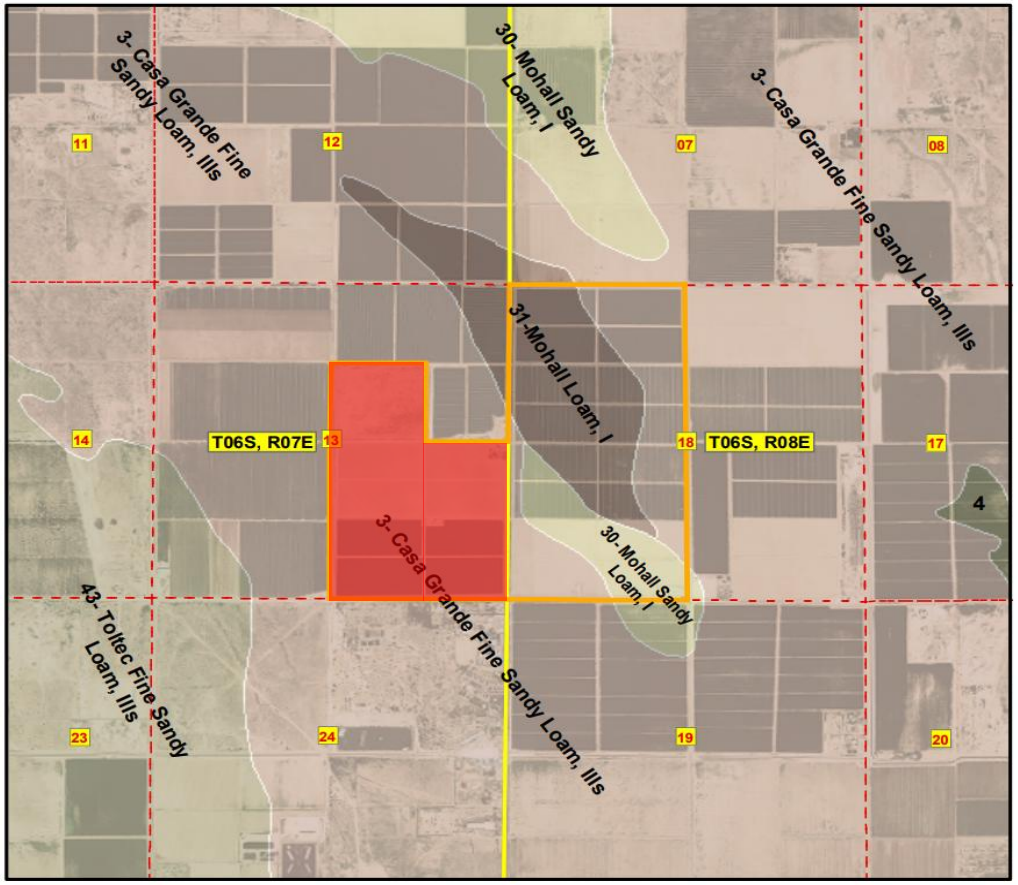
ADWR Grandfathered Water Rights Map



SCS Soils Map

SCS Soils - Pinal County, Arizona, Western Part

Holland Farm 520



SCS Soils

MUSYM - Soil Name, Class, % of Property

- 31 - Mohall Loam, I, 25%
- 30 - Mohall Sandy Loam, I, 12%
- 3 - Casa Grande Fine Sandy Loam, IIIs, 63%

- Township/Range
- Section
- Farm Boundary